



**PUBLIC HEARING**  
**TUESDAY, OCTOBER 4, 2016**  
**6:00 P.M.**  
**Council Chambers**  
**AGENDA**

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|--|-------------|
| 1. Call Meeting to Order   |             |
| 2. Proposed text amendment of the Land Use By-law to permit retail uses in existing buildings in the Community Facilities (CF) Zone<br>File 15-12 (Laura Mosher) | 1           |
| 3. Adjournment   |             |

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# THE MUNICIPALITY OF THE COUNTY OF KINGS

## REPORT TO MUNICIPAL COUNCIL

**Subject:**       **Public Hearing – Land Use Bylaw Text Amendment**  
Application to permit retail uses in existing buildings in the Community Facilities (CF) Zone

**File: 15-12 (Lynn Stevens)**

**From:**           Planning Services

**Date:**            October 4, 2016

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### **Background**

Lynn Stevens, has applied to permit retail uses in the existing buliding located at 1234 School House Road (PID 55092324).

On July 12, 2016, staff recommended approval of a County-wide Land Use Bylaw text amendment that would permit up to 1,500 square feet of gross floor area within existing buildings in the Community Facilities (CF) Zone. The Planning Advisory Committee (PAC) considered the proposal and passed the item to Council without a recommendation. On August 2<sup>nd</sup> and September 6<sup>th</sup>, 2016 Council considered the item. At its meeting on September 6<sup>th</sup>, 2016 Council gave the proposed Land Use Bylaw amendment First Reading and forwarded it on to this Public Hearing.

### **Public Hearing**

At this Public Hearing members of the public have the opportunity to present opinions on the proposal directly to Municipal Council. Council is scheduled to consider approving the development agreement by giving it Final Consideration at the Municipal Council meeting immediately following this Public Hearing. If approved, a Notice of Passing will be published in the local paper, at which time a 14 day appeal period will begin.

## **Appendix A – Land Use Bylaw Text Amendment**

### THE MUNICIPALITY OF THE COUNTY OF KINGS

#### AMENDMENTS TO BYLAW #75 COUNTY OF KINGS LAND USE BYLAW

Amendment to the Community Facilities (CF) Zone to include Retail Uses as a permitted use.  
BYLAW #75 – Land Use Bylaw

#### PART 17 – SECTION 17.2 COMMUNITY FACILITIES (CF) ZONE

Replace Section 17.2.2 with the following:

##### 17.2.2 Permitted Uses

No Development Permit shall be issued in a Community Facilities (CF) Zone except for one or more of the following uses and subject to the following requirements:

Art and Cultural Centres

Churches and Denominational Uses

Community Centres

Day Care Centres

Existing Residential Facilities (RF) Uses in Hamlets subject to the standards of the RF zone

Fire Stations

Government Offices

Libraries

Medical Clinics

Museums

Parks

Police Stations

Post Offices

Retail Uses within existing buildings up to 1,500 square feet of gross floor area

Search and Rescue headquarters

Senior Citizens housing adjacent to Grand View Manor in South Berwick